

**Exhibit 7**

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FAX NUMBER: 212-398-9512  
FROM: James E. Nelson, Esq.  
DATE: May 2, 2006

NUMBER OF PAGES INCLUDING THIS COVER SHEET:

RE: T/Milan with McCulloch

FILE NO.:

MESSAGE: Dear Ken:

Janis is working out of the office today, but I sent her your most recent letter. We will be back to you as soon as we can.

For your reference, I attach a form of Performance Bond, which we need to discuss with both you and the Town.

As far as the Conservation Easement is concerned, I should point out that your early discussions were with Peter Dranginis rather than Janis. As far as the substance of the document is concerned, I need to speak further with Janis but at this point we know that we need:

1. We will provide
2. You can access over  
any or all the lots.  
This is not a problem.
3. OK
4. Can you make  
a suggestion?
5. OK.
6. We will do this

1. A corrected amount of acreage and map reference.
2. Provisions for points of access to the conservation areas. The easements cannot reach them.
3. A reverter clause providing that if the Town is unable or unwilling to revert to the grantor. The Town Code requires this.
4. We need some reasonable description of existing conditions so that there can be a baseline.
5. In the reference to the terms and conditions the "from time to time" language needs to be deleted.
6. The grantor will need to take care of recording the document.

7. The Town needs reasonable confirmation that the easement is no subordinate to any mortgage or other encumbrance. Obviously, we can discuss pre-existing utility easements.

8. Finally, there is an open issue as to whether trees in excess of those which were discussed with the Planning Board were removed, and what type restoration should be effected.

I will call you as soon as I can.

Regards, Jim Nelson

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7. Jim, on this most deeds provide that title is subject to any easements of record, including this one.

8. Jim, I did not know that there was an "open issue" on whether trees in excess of those discussed were cut. Last Fall there was "an issue", but I thought it was understood. We were told by the Highway Dept & by Central Hudson that we had to cut trees along Willowbrook Rd. Laura & the Highway Superintendent & our engineer & I all were together! We were told to grade back the slope & seed. We did that. There is now better sight distance for everyone on that road. It is safer. I hope they don't want us to plant trees in the "no trees" area.

No trees  
we mostly  
want